
The Fleetwood View

Your Online Newsletter

May 2007

SUMMARY

- **PLENTY OF ACTION ...** May Board Meeting deals with a Variety of Issues
- **OUR ACHING HEMLOCKS ...** a fatal Disease has invaded
- **MORE ABOUT THE CLUBHOUSE ...** the Study is ongoing
- **VOLUNTEERS AT WORK ...** read the Committee Reports
- **LET'S GO SWIMMING ...** the Pool is open; and a new Treadmill is in place.

Read on

A VARIETY OF DECISIONS

The Fleetwood Plaza Board took action on a variety of fronts at its May 9 meeting in the Clubhouse.

Receiving attention were:

- **A new awning for the Clubhouse.**
A recommendation from the Clubhouse and Pool Committee to replace the one destroyed by the windstorm with the same type of canvas at a cost of \$1,800 was approved.
- **A Web Site “For Sale” program for Fleetwood residents.**
The Board gave its blessing to posting items on the member page as soon as final details are put together by the web masters. Stay tuned!
- **Document changes.**
Two sections are proposed to be modified to conform to State statutes. One would reduce from 90 per cent to 80 per cent the number of owners required to approve disposition of common property, the other limits fines for rules violations to \$100 (from \$150). The Board approved submitting the changes to the owners for a vote; in a second action it unanimously recommended that owners approve them. (The vote will be at a special meeting following the June 13 Board meeting. Notice and proxies have been distributed.)
- **Guest policy.**
President Morris Guthrie restated the policy – in place last year – relating to guest use of the Clubhouse and Pool. He noted that the requirement for owners to accompany adult guests to the pool had been eliminated. Owners who allow guests to use their unit in their absence are required to notify the Regime so that proper identification can be assured. The policy’s distribution was approved by the Board. (The policy also sets forth rental and leasing rules.)
- **Radon Policy.**
Frank Clarke and Ron Rosenberger are researching the testing methods and means for dealing with radon, since testing for radon presence is now a requirement when a unit is sold. The Board will consider a policy when the facts are known. The issue was raised by an installation in the 100 building that must be modified.
- **Building Alterations.**
Two requests, a bay window in 502 and adding tile to deck of 603, were presented to the Board and approved.

HEMLOCKS ARE A DYING BREED

The fatal disease that is infecting Hemlocks over a wide area has been discovered in the 45 trees of that species here at Fleetwood. The disease will eventually kill the trees, although their life can be prolonged with an expensive and repetitive treatment program. (The treatment would cost about \$1,000 to start and would need to be repeated about every 2-4 years.) The question now being discussed by the Board and the Grounds Chair is what do we do about this new problem."

We have evaluated the condition of our trees and the longer term view of the landscape requirements. We have found that most of the Hemlocks are overgrown and are not suitable plantings for where they are located. This is particularly true of all the Hemlocks near the entrance and surrounding the water pump house.

Our conclusion is that we should adopt a program that includes removal of almost all the Hemlocks and replace them as appropriate, with more suitable and appropriate plants such as Rhododendrons and Hollies.

Our first step is to remove the Hemlocks around the pump house and some scattered trees over the remainder of Fleetwood. The next step would be a general cleanup of the area and determine the replacement requirements, then begin replacement immediately, as funds allow. Some of the trees functioning as shrubbery would not require replacement.

This area has been on the "need to do" list for some time, but has been forced to the forefront with the disease invasion. Planning is underway to get this project started.

If you have comments and suggestions feel free to contact Ed Eggers, Grounds Chair or any of the Board members.

Morris Guthrie, President

NOW TO THE REPORTS

GROUNDS MAINTENANCE

1. The late April deep freeze that hit Fleetwood caused considerable damage the depth of which is unknown at this time. It is the intent of the Grounds Committee to wait for about one month to determine the true extent of the damage, and at that time decide which course of action to take - i.e extensive trimming, or

removal and replacement of shrubs/trees that are beyond repair. This action will not be taken unilaterally. We will seek the advice of professionals to assist us in that determination.

2. Like the rest of the mountains our Hemlock trees are infested with a disease that will eventually kill them. The Committee along with the Board will develop and evaluate various strategies to determine what action should be taken.

3. In addition to the normal upkeep and appearance of Fleetwood, the Grounds Committee objective for 2007 will be to upgrade and add luster to the circle at the top of Fleetwood. The objective's achievability is directly related to the cost to repair the damage caused by "the freeze of '07." Nonetheless, that is our objective.

Ed Eggers, Grounds Chair

BUILDING MAINTENANCE

We have been busy picking up shingles and repairing roofs after the wind storm. All roofing work(except carports) will be done this week. I know of but one serious leak caused by the missing shingles. Sealing of the old panels will continue. Damaged old siding is being replaced.

Once again we lost a carport door. These doors belong to you so make sure that they are securely closed. Serious damage can be done to cars parked adjacent to these doors. Thanks to those who have been using the web site to send in work requests. We spent a total of \$3285 this past month. I have signed off on two requests to alter Building 502 and 603. The first will be adding a bay window to the Robinson's loft and the second will be adding tile to the Holland's deck. I submit both these items to the Board for approval. Appropriate instructions will be issued should approval be granted.

FINANCIAL PLANNING

The Reserve Study is nearing completion and a Budget call is tentatively scheduled for May 29.

LEGAL

The final, final document updates should be available this week. This will allow the Board to review them prior to voting. The two issues are 1) Changing the required vote for disposition of Fleetwood Property from 90% to 80%. 2) Changing the maximum fine to \$100 in accordance with the new NC Code.

PROMOTION

Barry has done his usual great job on the web site. We are going to try a "for

sale” spot on the site for personal household items that you may want to sell. This will be only on the owners’ page and will have certain rules that apply. These will be announced as we get closer to the launch date.

Frank Clarke, Vice President

TREASURER’S REPORT – APRIL

INCOME for the month of April 2007 was \$49,928.95. Quarterly Assessments accounted for \$49,770.00 (\$790.00 X 63 units), \$38.95 from Interest and \$120.00 from two additional donations for our new Treadmill. From the \$49,770.00 received from Quarterly Assessments, \$44,100.00 was deposited in our Operating Account and \$5,670.00 deposited in our Reserve Account.

OPERATING EXPENSES in April total \$12,812.56. The larger expenses over \$500 per budget line item included: \$1,417.45 for Building Repairs; \$1,099.08 for Building Painting; \$513.00 for Roof Repairs (replacing shingles from the high wind storms); \$871.29 for Pool Operations (primarily for needed New Signs – \$560.44 and Opening the Pool – 293.35); \$2,575.00 for Lawn Mowing and \$5,500.00 for Contract Lawn Maintenance. All other line items under \$500 amounted to \$836.74.

REPLACEMENT/RESERVE EXPENSES in April was \$1,115.00 for yard steps at the 1100 Building.

SOCIAL FUND: There were no Receipts or Expenses from the Social Fund per se in April. The true balance in the Social Fund remains unchanged from last month at \$2,246.68.

However, there were two additional donations of \$120.00 for the new Treadmill. This brings the total donations from 38 contributors to \$2,760.00. This is offset by a withdraw of \$1,150.00 for the down payment leaving a balance of \$1,610.00 in the Treadmill Account. An additional \$1,150.89 will be paid in May leaving a surplus of \$459.11 that will be donated to the Social Fund as indicated in the original invitation to donate letter.

The ending balances in our other accounts as of April 30, 2007 are:

- | | |
|---------------------------------------|--------------------|
| • Checking Account (Operating Account | \$78,904.90 |
| * Reserve Money Market Account | \$28,123.12 |
| * Certificates of Deposit | \$68,876.80 |
| • Replacement/Reserve Total | <u>\$96,999.92</u> |
| • TOTAL CASH | \$175,904.82 |

Ronald A. Rosenberger, Treasurer

WINTER SOCIAL

There have been no meetings since the last Board meeting.

The only activities have been the regular BYOB (poorly attended) and the most recent Kentucky Derby Cookout hosted by Mike and Shirley. This was a big success with 40 attending in spite of drizzly weather. The Clubhouse was crowded but everyone had a good time. Many thanks to all involved and for the excellent participation.

The summer residents are beginning to return and we look forward to lots of fun activities from the Summer Social Committee. Ellen Full has her committee at work already with plans for the summer months.

The balance of the Social Fund as of April 30, 2007 is \$2,246.68. The donation collection from the Kentucky Derby was approximately \$145. This has not yet been turned in.

I would again like to thank each member of the Winter Social Committee for the planning and contribution of ideas and efforts made. Though the response was extremely poor, the winter at Fleetwood was a very quiet one.

Norma Rosenberger, Winter Chair

CLUBHOUSE AND POOL

Thanks to Dudley Lewis and Jeanette Whitmire for coordinating the fund raising for the treadmill. The new treadmill is in place and operating. If you need help with it, call John Robinson or Mike Michalski.

May 9 – Pool is open!

We have been working hard to get the pool ready. There are many improvements since last year: new tile, new surface around the pool, new (less) rules, etc. We still have another coat of material that goes around the pool. One setback is we lost our awning during the windstorm. We need the board to deal with this issue this morning.

Recommendation to the Fleetwood Board: For several weeks we have been looking into several types of awnings. My thanks to Monica Kayne for her help. We have looked at several permanent type covers (metal and wood priced from \$2,600 to \$15,000 plus). Several retractable/motorized canopies priced from about \$2,700 – up.

1. Our Clubhouse and Pool Committee's first choice is a permanent cover.
2. Our second choice is to recover existing frame with Sunbrella canvas for \$1,800.

After checking the warranty on the permanent roofs, my recommendation is to go with the recover of the existing frame for \$1,800. It would be six weeks before it will be installed.

Boyce and Jeanette Whitmire, Co-Chairs

THE CLUBHOUSE VISION

In response to numerous comments from owners that we needed more room and the Clubhouse is too small, the Board charged the Clubhouse Committee to study a possible expansion and develop a vision/plan for future expansion.

The Board is not committed to any plan for expansion, only to supporting the development of a vision/plan for possible future expansion and sharing it with owners.

The Committee, chaired by Blondie Whitmire and Board Liaison, Ron Rosenberger, has worked hard to investigate alternatives and at the regular Board meeting presented a plan for possible future expansion. The purpose of this presentation was to show owners the possibilities with "ballpark" costs and open the discussion so owners could provide their critique and suggestions.

A floor plan and view of the vision has been posted on the website.

Feel free to provide your feedback to Ron and Blondie or any of the Board members.

The vision will be discussed again at the June Board meeting for those who were not here in May.

Morris Guthrie, President

Read On

NOW SOME PERSONAL NOTES

The Willruths (1402) are near and dear to all of us and the community shared their concern when Cal suffered a stroke recently. They write:

*Dear Fleetwood Family,
Thank you so much for all the cards, phone calls and prayers ... they were all so appreciated.
Cal is still getting therapy and is really improving.
The food that many of you brought was absolutely delicious.
We look forward to seeing everyone on our mountain soon.
Thanks again and love to all,
Cal and Jo*

Barry MacDowell (Unit 504), who, sadly, is here infrequently, has done yeoman work in setting up and monitoring Fleetwood's new Web Site. He and wife, Carolyn, were given an ovation at the Board meeting. Barry's latest undertaking (along with Frank Clarke) is a new "For Sale" site on the member page. The Web Site, he says, is their contribution to Fleetwood operations.

About 40 of Fleetwood's congenial inhabitants turned out for the Kentucky Derby fling at the Clubhouse.

The reason it was such a success: Mike Michalski and Shirley Moore did the whole thing from hors d'oeuvres to burgers and hot dogs and all the fixings. Bless them!!! (Footnote: Cora Ann Thomas was seen counting her winnings – those were TWENTIES).

The View Staff

AND IN CONCLUSION

Vice President Bill Seibert is chairman of the 2007/2008 Nominating Committee. He has appointed Cora Ann Thomas, Katy Parisi and Lynne Eggers to serve with him. They will report at the next Board meeting, Wednesday, June 13, at 9:30 A.M. in the Clubhouse.